

CENTRAL SUBAREA

The **Central Subarea** is bounded by IH 10, IH 35, and IH 37. It is characterized by heavy urban development including governmental and private offices, restaurants, retail facilities, and tourism-related facilities such as large hotels and the Convention Center. In recent years, some office buildings have been converted to multi-family housing. The area is small in both size and population, and is dramatically different from the other nine subareas in its commercial and residential character.

CENSUS TRACTS

1101,1109

POPULATION (estimated) % of change

1997	3,600	
2002	3,800	+5.50
2007	4,000	+5.30

DEMOGRAPHICS

Hispanic	53.7%
Anglo	33.5%
Black	11.1%
Other	1.7%
Male	60.3%
Female	39.7%

Age

<5	77 (2%)	35-44	579 (16%)
5-9	82 (2%)	45-54	355 (10%)
10-14	80 (2%)	55-64	279 (8%)
15-19	171 (5%)	65-74	441 (12%)
20-24	256 (7%)	75+	548 (15%)
25-34	732 (21%)		

Median Household Income \$13,426

SOCIAL STATISTICS *

<i>Category</i>	<i>Number</i>
Juvenile arrests (1)	329
Births/10-17 (2)	15
Educational level(3)	605 (16.8%)

1) felonies & misdemeanors

2) births to mothers between 10 and 17

3) over 18 with an eighth grade or less education

* Arrest and birth statistics are for calendar year 1997 as provided by the Health and Police Departments.

Education statistics are drawn from the 1990 Federal Census as provided by the Community Initiatives Department.

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PROMINENT LANDMARKS AND FACILITIES

- the Alamo
- the San Antonio River Walk
- City Hall and related offices
- Bexar County Courthouse and Justice Center
- Henry B. Gonzalez Convention Center
- San Antonio Central Library

NATURAL RESOURCE ASSETS

- undeveloped portions of the San Antonio River Walk north of the downtown area.
- vacant and underdeveloped properties along the outer boundaries of the subarea.

PARK FACILITIES LISTING

CITY OF SAN ANTONIO FACILITIES

<u>NAME</u>	<u>TYPE</u>	<u>ACREAGE</u>	
Columbus	NP/SUF	2.10	
Madison Square	NP/SUF	5.10	
Maverick	NP	3.00	
Victoria	NP	.90	
Subtotal			1.10
San Fernando Gym	SC	.90	
Subtotal			.90
Alamo Plaza	HR	1.10	
La Villita	HR	3.60	
River Walk	HR	15.40	
Spanish Governor's Palace	HR	.40	
Subtotal			20.50
Hemisfair	SUF	15.00	
Market Square	SUF	4.10	
Milam	SUF	3.50	
Plaza de Armas	SUF	1.20	
Plaza de las Islas	SUF	.90	
Travis	SUF	2.60	
Subtotal			27.30

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<u>NAME</u>	<u>TYPE</u>	<u>ACREAGE</u>	
Lady Bird Johnson Fountain	US	.10	
Romana Plaza	US	.20	
Subtotal			.30
TOTAL CITY PARK ACREAGE			60.10
TOTAL NON-CITY PARK ACREAGE			-0-
GRAND TOTAL CENTRAL SUBAREA PARK ACREAGE			60.10

NEEDS ASSESSMENT

Based on the National Recreation and Park Association's established goal of 10 acres of park land per 1,000 residents, the following chart summarizes the park land needs of the Central Subarea (based on 1997 acreage figures).

CENTRAL SUBAREA NEEDS IDENTIFICATION*

	1997 Inventory (Acres)	Current Service Ratio (Acres/Pop.)	1997 Estimated Population 3,600 (Acres/Goal) (Excess/Def.)		2002 Estimated Population 3,800 (Acres/Goal) (Excess/Def.)		2007 Estimated Population 4,000 (Acres/Goal) (Excess/Def.)	
Total City-Owned Park Acres	60.10	16.69:1,000	36	24.10	38	22.10	40	20.10
Total Public Park Acres including City, County, State, Federal and Incorporated Cities park land	60.10	16.69:1,000	36	24.10				

*Based on December 1997 Park Acreage

In December 1997, the City owned 60.10 acres of park land, or 16.69 acres per 1,000 residents in the Central Subarea. Based on a goal of 10 acres per 1,000, an excess of 6.69 acres exists. This is due to the unique nature of the subarea—its low population and high number of parks, plazas, and historic sites that characterize the area. Based on population and existing facilities, there is no need to make further park land acquisitions in the Central Subarea, but rather to maintain and enhance the present inventory.

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COMMUNITY SURVEY

At public meetings held during the planning process, no surveys were returned that addressed the specific needs of the Central Subarea.

RECOMMENDATIONS

After study of the demographic profile (both current and projected) of the Central Subarea, inventory of current facilities and programs, and expressed needs of citizens, the following recommendations are being made to guide development of parks and recreation facilities and programs in the next ten years. Included are both general and specific recommendations. It should be noted that in the Central Subarea, the service goal of 10 acres per 1,000 population is not applicable due to the small size and population of the subarea.

PRIORITIES

- 1) rehabilitate park and recreation facilities to assure safety, accessibility and quality programming for users.
- 2) improve outdoor plazas and open areas for downtown residents, workers, and visitors.
- 3) cooperate with other public agencies and private organizations and individuals to facilitate development of property along the north channel of the San Antonio River.
- 4) develop an appropriate rehabilitation and maintenance plan for historic structures including those in HemisFair Park, La Villita and the Spanish Governor's Palace.

FUNDED PROJECTS (currently under design or construction)

<u>Project</u>	<u>Budgeted</u>	<u>Source</u>	<u>Year</u>
Columbus Park landscape improvements	\$50,000	Bonds	1999
HemisFair Park pump room structural repairs	33,000	General Fund	1999
La Villita ADA modifications- Phase 2	182,400	CDBG	1999
Market Square paving and storm sewer repairs master plan	41,000	General Fund	1999

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<u>Project</u>	<u>Budgeted</u>	<u>Source</u>	<u>Year</u>
River Walk improvements			
<i>ADA improvements</i>	428,000	General Fund	1999
<i>Sidewalk repairs</i>	36,500	General Fund	1999
San Fernando Gymnasium improvements			
<i>Floor replacement</i>	100,000	Bonds	2000
<i>Lighting improvements</i>	100,000	Bonds	2000
Madison Square Park improvements	100,000	General Fund	2000
TOTAL FUNDED PROJECTS	\$1,070,900		

PROPOSED/UNFUNDED PROJECTS

<u>Recommendation</u>	<u>Estimate*</u>	<u>Source</u>	<u>Year</u>
Alamo Plaza- Design and construct improvements	\$284,700	all but CDBG	2000
Columbus Park- Design and construct rehabilitation to (security lighting-plaza, restrooms)			
<i>Design</i>	56,900	all but CDBG	2004
<i>Construction</i>	585,000	all but CDBG	2005
Downtown parks and plazas rehabilitation (lighting, amenities, irrigation, ADA access, landscaping)			
<i>Design</i>	102,700	all but CDBG	2000
<i>Construction</i>	946,500	all but CDBG	2001
HemisFair Park- Design & construction of historic houses rehabilitation			
<i>Design</i>	102,700	all but CDBG	2000
<i>Construction</i>	946,500	all but CDBG	2001
La Villita- Design and construct rehabilitation to (electrical; lighting; restrooms; landscape; park furnishings, ADA modifications; Bolivar Hall restoration)			
<i>Design</i>	110,700	all but CDBG	2004
<i>Construction</i>	569,200	all but CDBG	2005
<i>Construction</i>	585,000	all but CDBG	2006

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Project	Budgeted	Source	Year
Madison Square Park- Design and construct rehabilitation of improvements (lighting, trail; benches; picnic facilities; landscape, park furnishings)			
<i>Design</i>	53,800	all but CDBG	2006
<i>Construction</i>	549,000	all but CDBG	2007
Market Square- Design and construct rehabilitation (ADA modifications; paving; storm sewer; perimeter sidewalks; signage; lighting; tour bus parking; restrooms; new elevator)			
<i>Design</i>	105,200	all but CDBG	2001
<i>Construction</i>	971,000	all but CDBG	2002
River Walk- Design and construct a Visitor's Station to house Park Ranger's office; public restrooms; and a river barge ticket office			
<i>Design</i>	51,300	all but CDBG	2000
<i>Construction</i>	473,300	all but CDBG	2001
River Walk- Design and construct rehabilitation of the (walls; sidewalks; lighting; ADA modifications)			
<i>Design</i>	227,700	all but CDBG	2004
<i>Construction</i>	2,105,800	all but CDBG	2005
San Fernando Gymnasium- Design and construct rehabilitation to (ADA-restrooms, showers, all exterior windows and doors, parking lot, HVAC)			
	125,200	all	2004
Spanish Governor's Palace- Design & construction of improvements			
	\$263,000	all but CDBG	2001
Tower of Americas- Design and construct rehabilitation (tower bus duct system; lighting; structural and mechanical systems replacement)			
	1,024,000	all but CDBG	2000
TOTAL PROPOSED PROJECTS	\$10,239,400		

*Costs adjusted for annual inflation

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Acquisition Sources

DO Dept. Public Works Department/Drainage Ordinance
LD Planning Department/Land Dedication

Funding sources

GOB General Obligation Bonds
CDBG Community Development Block Grant
GD Private Grants & Donations
FMG Federal Matching Grant
SMG State Matching Grant